

UNITED STATES BANKRUPTCY COURT
Eastern DISTRICT OF New York

In re 84 Elton LLC

Case No. 18-40038-NHL

Debtor

Reporting Period: 2/1/18 - 2/28/18

Federal Tax I.D. # 46-3424293

SINGLE ASSET REAL ESTATE COMPANIES

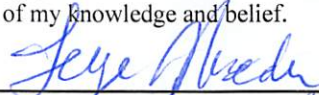
File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.

(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)	yes	
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CON'T)	yes	
Copies of bank statements		yes	
Cash disbursements journals		yes	
Statement of Operations	MOR-2 (RE)	yes	
Balance Sheet	MOR-3 (RE)	yes	
Summary of Unpaid Post-petition Debts	MOR-4 (RE)	yes	
Copies of tax returns filed during reporting period		yes	
Rent Roll	MOR-5 (RE)	yes	
Payments to Insiders and Professional	MOR-6 (RE)	yes	
Post Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)	yes	
Cash Flow Projection	MOR-7 (RE)	yes	
Debtor Questionnaire	MOR-8 (RE)	yes	

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor (X)



Date 3/15/18

Signature of Authorized Individual* (X)



Date 3/15/18

Printed Name of Authorized Individual Feige Niederman

Date 3/15/18

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

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SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the three bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CON'T)]

ACCOUNT NUMBER (LAST 4)	BANK ACCOUNTS			
	OPER	TAX	OTHER	CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
CASH BEGINNING OF MONTH				0
RECEIPTS				200
CASH SALES				0
ACCOUNTS RECEIVABLE - PREPETITION				0
ACCOUNTS RECEIVABLE - POSTPETITION				0
LOANS AND ADVANCES				0
SALE OF ASSETS				0
OTHER (ATTACH LIST)				0
TRANSFERS (FROM DIP ACCTS)				0
TOTAL RECEIPTS				200
DISBURSEMENTS				
NET PAYROLL				0
PAYROLL TAXES				0
SALES, USE, & OTHER TAXES				0
INVENTORY PURCHASES				0
SECURED/ RENTAL/ LEASES				0
INSURANCE				0
ADMINISTRATIVE				0
SELLING				0
OTHER (ATTACH LIST)				0
OWNER DRAW *				0
TRANSFERS (TO DIP ACCTS)				0
PROFESSIONAL FEES				0
U.S. TRUSTEE QUARTERLY FEES				0
COURT COSTS				0
TOTAL DISBURSEMENTS				0
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)				200
CASH - END OF MONTH				200

* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	0
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	0
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	0

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TOTAL DISBURSEMENTS FOR CALCULATING U.S.
TRUSTEE QUARTERLY FEES

0

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STATEMENT OF OPERATIONS (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

INCOME	MONTH	CUMULATIVE -FILING TO DATE
Rental Income	0	0
Additional Rental Income	0	0
Common Area Maintenance Reimbursement	0	0
Total Income (<i>attach MOR-5 (RE) Rent Roll</i>)	0	0
OPERATING EXPENSES		
Advertising	0	0
Auto and Truck Expense	0	0
Cleaning and Maintenance	0	0
Commissions	0	0
Officer/Insider Compensation*	0	0
Insurance	0	0
Management Fees/Bonuses	0	0
Office Expense	0	0
Other Interest	0	0
Repairs	0	0
Supplies	0	0
Taxes - Real Estate	0	0
Travel and Entertainment	0	0
Utilities	0	0
Other (<i>attach schedule</i>)	0	0
Total Operating Expenses Before Depreciation	0	0
Depreciation/Depletion/Amortization	0	0
Net Profit (Loss) Before Other Income & Expenses	0	0
OTHER INCOME AND EXPENSES		
Other Income (<i>attach schedule</i>)	0	0
Interest Expense	0	0
Other Expense (<i>attach schedule</i>)	0	0
Net Profit (Loss) Before Reorganization Items	0	0
REORGANIZATION ITEMS		
Professional Fees	0	0
U. S. Trustee Quarterly Fees	0	0
Interest Earned on Accumulated Cash from Chapter 11 (<i>see continuation sheet</i>)	0	0
Gain (Loss) from Sale of Property	0	0
Other Reorganization Expenses (<i>attach schedule</i>)	0	0
Total Reorganization Expenses	0	0
Income Taxes	0	0
Net Profit (Loss)	0	0

*"Insider" is defined in 11 U.S.C. Section 101(31).

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0

BREAKDOWN OF "OTHER" CATEGORY

OTHER OPERATIONAL EXPENSES

		0

OTHER INCOME

		0

OTHER EXPENSES

		0

OTHER REORGANIZATION EXPENSES

		0

Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:

Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

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BALANCE SHEET

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
CURRENT ASSETS			
Unrestricted Cash and Equivalents	200	0	
Restricted Cash and Cash Equivalents (<i>see continuation sheet</i>)			
Accounts Receivable (Net)			
Notes Receivable			
Prepaid Expenses			
Professional Retainers			
Other Current Assets (<i>attach schedule</i>)			
TOTAL CURRENT ASSETS	200	0	
PROPERTY & EQUIPMENT			
Real Property and Improvements			
Machinery and Equipment			
Furniture, Fixtures and Office Equipment			
Leasehold Improvements			
Vehicles			
Less: Accumulated Depreciation			
TOTAL PROPERTY & EQUIPMENT	0	0	0
OTHER ASSETS			
Amounts due from Insiders*			
Other Assets (<i>attach schedule</i>)			
TOTAL OTHER ASSETS			
TOTAL ASSETS	0	0	0
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)			
Accounts Payable			
Taxes Payable (<i>refer to FORM MOR-4</i>)			
Notes Payable			
Rent / Leases - Building/Equipment			
Secured Debt / Adequate Protection Payments			
Professional Fees			
Amounts Due to Insiders*			
Other Post-petition Liabilities (<i>attach schedule</i>)			
TOTAL POST-PETITION LIABILITIES	0	0	0
LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)			
Secured Debt	398692.66	398692.66	398692.66
Priority Debt			
Unsecured Debt			
TOTAL PRE-PETITION LIABILITIES			
TOTAL LIABILITIES	0	0	0
OWNERS' EQUITY			
Owner's Equity Account	448105.41	447905.41	447905.41
Retained Earnings - Pre-Petition	0	0	0
Retained Earnings - Post-petition	0	0	0
Adjustments to Owner Equity (<i>attach schedule</i>)	0	0	0
Post-petition Contributions (<i>attach schedule</i>)	0	0	0
NET OWNERS' EQUITY	448105.41	447905.41	447905.41
TOTAL LIABILITIES AND OWNERS' EQUITY	846798.07	846598.07	846598.07

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BALANCE SHEET - continuation section

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
Other Current Assets			
			0
Other Assets			
			0
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH		BOOK VALUE ON PETITION DATE
Other Post-petition Liabilities			
			0
Adjustments to Owner's Equity			
Post-Petition Contributions			0
			0

Restricted Cash: Cash that is restricted for a specific use and not available to fund operations.
Typically, restricted cash is segregated into a separate account, such as an escrow account.

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SUMMARY OF UNPAID POST-PETITION DEBTS

	Number of Days Past Due					
	Current	0-30	31-60	61-90	Over 91	Total
Mortgage					300000	3000000
Rent						
Secured Debt/Adequate Protection Payments						
Professional Fees						
Real Estate Taxes						
Other Post-Petition debt (<i>list creditor</i>)						
Total Post-petition Debts					300000	300000

Explain how and when the Debtor intends to pay any past due post-petition debts.

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RENT ROLL

A rent roll must be included for each property. The debtor's rent roll may be substituted for this page. Attach additional sheets as needed.

Property: 321 Pulaski Street, Brooklyn, NY 11206

Square Footage: 2800

Tenant	Unit #	Office Area	Warehouse Area	Total Sq. Ft.	% of Bldg.	Lease Type	Lease Term	Lease Start	Lease End	Monthly Rent	Annual Rent	Common Area Maint.
N/A												
									Totals	0	0	0

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PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR-1) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance, Travel, Car Allowance, Etc.). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
TOTAL PAYMENTS TO INSIDERS		0	0

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID*
TOTAL PAYMENTS TO PROFESSIONALS		0	0	0	0

* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE AND ADEQUATE PROTECTION PAYMENTS

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
Washington Equity	\$6,000	0	\$6,000
TOTAL PAYMENTS		0	0

In re 84 Elton LLCDebtorCase No. 18-40038-NHLReporting Period: 2/1/18 - 2/28/18**CASH FLOW PROJECTION FOR THE PERIOD 2/1/18 THROUGH 2/28/18**

A cash flow projection must be included for each property. The debtor's cash flow projection may be substituted for this page. Attach additional sheets as needed. This projection needs to be completed at the beginning of the case, every year, or when there are significant changes (i.e. tenant change, rent change, etc.)

Property: 321 Pulaski Street, Brooklyn, NY 11206**Square Footage:** 2800

	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
INCOME												
Rental Income	January	February	March	April	May	June	July	August	Sep	October	November	December
Additional Rental Income												
Common Area Maintenance Reimbursement												
Total Income	0	200	325			325			325			325
OPERATING EXPENSES												
Advertising												
Auto and Truck Expense												
Cleaning and Maintenance												
Commissions												
Officer/Insider Compensation*												
Insurance												
Management Fees/Bonuses												
Office Expense												
Other Interest												
Repairs												
Supplies												
Taxes - Real Estate												
Travel and Entertainment												
Utilities												
Other (attach schedule)												
Total Expenses	0											
Debt Service												
Professional Fees												
U.S. Trustee Fees			325			325			325			325
Court Costs												
Net Income	0											
Tenant Improvements												
Vacancy Allowance												
Net Cash Flow	0	200	0	0	0	0	0	0	0	0	0	0

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DEBTOR QUESTIONNAIRE

Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.		Yes	No
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		X
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		X
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		X
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		X
5	Is the Debtor delinquent in paying any insurance premium payment?		X
6	Have any payments been made on pre-petition liabilities this reporting period?		X
7	Are any post petition receivables (accounts, notes or loans) due from related parties?		X
8	Are any post petition State or Federal income taxes past due?		X
9	Are any post petition real estate taxes past due?	X	
10	Are any other post petition taxes past due?		
11	Have any pre-petition taxes been paid during this reporting period?		X
12	Are any amounts owed to post petition creditors delinquent?		X
13	Have any post petition loans been received by the Debtor from any party?		X
14	Is the Debtor delinquent in paying any U.S. Trustee fees?		X
15	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		X
16	Have the owners or shareholders received any compensation outside of the normal course of business?		X



SIGNATURE BANK

565 Fifth Avenue
New York, New York 10017

Statement Period
From February 01, 2018
To February 28, 2018
Page 1 of 2

00001449 MSIGEXPS030 01 000000000 8 421
84 ELTON LLC DIP
CASE #1 18 40038
OPERATING ACCOUNT
5904 18TH AVE, SUITE 48
BROOKLYN NY 11204 999

PRIVATE CLIENT GROUP 421
26 COURT STREET
BROOKLYN, NY 11242
SAL MONACO

See Back for Important Information

Primary Account: 15559 0

Signature Relationship Summary

Opening Bal.

Closing Bal.

BANK DEPOSIT ACCOUNTS

15559

BANKRUPTCY CHECKING

.00

100.00

RELATIONSHIP

TOTAL

100.00

00001449-0002897-0001-0002-MSIGEXPS030118085838-01-L



1

Please check to make sure you have entered all the transactions shown on the front of the statement.

2

In your check register, mark off all deposits and other credits listed on this statement. Below, list any deposits and other credits not marked off.

Date of deposit or credit	Amount
Total A	

3

In your check register, mark off all checks and other debits listed on this statement. Below, list any checks and other debits not marked off.

[illegible]

4

To find your adjusted statement balance, complete the arithmetic in the space provided below. The Statement Balance is the balance as of the date of this statement.

Statement Balance	
Add Total A	
Subtotal	
Subtract Total B	
Adjusted Statement Balance	

Your Adjusted Statement Balance and your checkbook should be equal. If these balances differ:

- review the figures you used in the balancing procedure; review last month's statement and the figures you used to balance it.
- check your addition and subtraction in your checkbook and in the balancing procedure.

If you think your statement is wrong, or if you need more information about a transaction on the statement, write to us as soon as possible at:
Signature Bank, 565 Fifth Avenue, NY NY 10017.

We must hear from you within fourteen calendar days from the delivery of any Account statement. You can telephone us, but doing so will not preserve your rights. In your letter, please provide the following information: your name and account number, the dollar amount of the suspected error, and tell us why you believe there is an error.

Any data provided on this statement relating to SSG accounts is for informational purposes only. The only official statement for SSG accounts is the periodic statement issued by National Financial Services, LLC., on behalf of SSG.

Statements for Monogram Money Market Funds Program accounts reflect the mutual fund shares we are holding for you, the shares purchased and sold at your request and dividends reinvested during the statement period. The transaction date shown on the statement for a purchase of Fund shares is the date the Bank receives funds from you for the purchase, which purchase typically occurs the following business day. The date shown for a redemption of Fund shares is the date we advance the funds to you for the redemption, which redemption typically occurs the following business day. Yield fluctuates and is not guaranteed. There is no assurance that the funds will maintain a steady \$1.00 share price in the future. Past performance is no guarantee of future results.

This applies only to Personal Bank Deposit Accounts and Monogram Money Market Funds Program Accounts for consumers. Telephone us at the toll-free Signature Line (1-866-sigline) or write us at: **Signature Bank, 565 Fifth Avenue, NY NY 10017** as soon as you can if you think a statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem occurred.

- 1) Tell us your name and account number.
- 2) Describe the error or transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information.
- 3) Tell us the dollar amount of the suspected error. We will investigate your complaint and correct any error involving an electronic funds transfer promptly. If we take more than 10 business days to do this, we will re-credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

We calculate the finance charge on Signature Home Equity Line of Credit Accounts, Personal Line of Credit Accounts and Reserve Line of Credit Accounts as follows: we apply each day's periodic rate to that day's daily balance to get that day's finance charge. We do this for each day of the billing cycle. We then add together the finance charge we calculated for each day of the billing cycle to get the finance charge for the entire billing cycle. To determine the daily balance for each day of the billing cycle, we take the principal balance at the beginning of that day, add any new advances made that day, and subtract any principal payments made that day.

You may call the toll-free Signature Line (1-866-sgline) to ascertain whether your Direct Deposit has been received. Your account is subject to the account agreement pertaining to this account. If there are any errors, please notify your Financial Center immediately.



SIGNATURE BANK

Statement Period
From February 01, 2018
To February 28, 2018
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84 ELTON LLC DIP
CASE #1 18 40038
OPERATING ACCOUNT
5904 18TH AVE, SUITE 48
BROOKLYN NY 11204 999

PRIVATE CLIENT GROUP 421
26 COURT STREET
BROOKLYN, NY 11242

Primary Account: 15559 0

BANKRUPTCY CHECKING 15559

Summary

Previous Balance as of February 01, 2018	.00
1 Credits	100.00
Ending Balance as of February 28, 2018	100.00

Deposits and Other Credits
Feb 09 DEPOSIT ref#

100.00

Daily Balances

Jan 31	.00	Feb 09	100.00
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Rates for this statement period - Overdraft
Feb 01, 2018 14.250000 %

00001449-0002898-0002-0002-MSGEXP030118085838-01-L





SIGNATURE BANK

565 Fifth Avenue
New York, New York 10017

Statement Period
From February 01, 2018
To February 28, 2018
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00001450 MSIGEXPS030 01 000000000 8 421
84 ELTON LLC DIP
CASE # 1 18 40038
TAX ACCOUNT
5904 18TH AVE, SUITE 48
BROOKLYN NY 11204 999

PRIVATE CLIENT GROUP 421
26 COURT STREET
BROOKLYN, NY 11242
SAL MONACO

See Back for Important Information

Primary Account 5567 0

Signature Relationship Summary

Opening Bal.

Closing Bal.

BANK DEPOSIT ACCOUNTS

5567 BANKRUPTCY CHECKING

.00

100.00

RELATIONSHIP

TOTAL

100.00

00001450-0002899-0001-0002-MSIGEXPS030118065838-01-L





SIGNATURE BANK

Statement Period
 From February 01, 2018
 To February 28, 2018
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84 ELTON LLC DIP
 CASE # 1 18 40038
 TAX ACCOUNT
 5904 18TH AVE, SUITE 48
 BROOKLYN NY 11204 999

PRIVATE CLIENT GROUP 421
 26 COURT STREET
 BROOKLYN, NY 11242

Primary Account 35567 0

BANKRUPTCY CHECKING 15567

Summary

Previous Balance as of February 01, 2018	.00
1 Credits	100.00
Ending Balance as of February 28, 2018	100.00

Deposits and Other Credits

Feb 09 DEPOSIT	ref#	100.00
----------------	------	--------

Daily Balances

Jan 31	.00	Feb 09	100.00
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Rates for this statement period - Overdraft

Feb 01, 2018 14.250000 %

00001450-0002900-0002-0002-MISGEXP030118085838-01-L

